

COUNCIL ON DEVELOPMENT FINANCE

**November 24, 2008
PUBLIC HEARING 348**

THOSE PRESENT:

Mr. Andy Lubin, Chairperson
Senator Nancy Cook
Mr. James Hutchison
Mr. Donald Lynch
Mr. Fred Sears

Mrs. Judy Cherry
Mr. Gary Smith
Mrs. Sanskriti Inamdar
Mrs. Lee Porter
Mr. Jeff Stone
Elio Battista, Jr., Esquire
Mrs. Nikki Boone
Mr. Stephen Bach

ALSO PRESENT: Representing Ezion Fair Baptist Church – **Pastor Christopher Curry**

LOCATION: Delaware Economic Development Office, 99 Kings Highway, Dover, Delaware

TIME: 9:00 A.M.

CALL TO ORDER

The meeting was called to order at 9:10 A.M. by Mr. Lubin, Chairperson, on Monday, November 24, 2008.

OLD BUSINESS:

Mr. Sears made a motion that the minutes of the October 6, 2008 Council on Development Finance meeting be approved as presented. Mr. Hutchison seconded the motion, which was then adopted by unanimous vote.

NEW BUSINESS:

Director Cherry stated that she wanted to thank the Council for its support and help. She said she believed that a lot of progress had been made and a great deal had been accomplished during this administration.

Director Cherry wanted to update the Council on a few of the projects that DEDO is currently involved in.

Sallie Mae: Director Cherry stated that Sallie Mae has been offered \$1,000,000 in Blue Collar Training money for its operation center. She stated that the Council may see an

application from Sallie Mae in. She stated that this will be the first company to qualify under the New Economy Jobs Bill.

Fox Chase: Director Cherry stated that from the beginning, DEDO's interest has been to have Fox Chase come to Delaware to bring researchers. She stated the concern was that the State was bringing competition to existing hospitals. She stated that this could put Delaware on the map to bring in a company that is on the same level as Sloan Kettering or the MAYO Clinic. Director Cherry stated that the State doesn't want Fox Chase to do just clinical – it wants them to do research. She stated this would be the project of a life time.

Senator Cook asked if anyone thought Pennsylvania would really let Fox Chase leave. Mr. Sears doesn't think the project will get that far.

Dassault Falcon Jet Corporation (“Dassault”): Director Cherry stated that Sonia Aguilar of DEDO has been working with Dassault. They have now encountered a road block. Dassault has hired an incentive negotiator and there are issues around unionization.

Hybrid Company: DEDO has been in contact with a “plug in” hybrid company. The company has a strong business plan and a strong management team. The company is looking for \$4 million and wants to be able to use the GM facility.

Neuro Science Company: DEDO has been talking with a company from Florida that anticipates moving five or six people to Delaware to conduct research.

Chrysler Plant: There is no official statement on this as of yet.

Ezion Fair Baptist Church (“Ezion” or the “Applicant”) – The Applicant is requesting a matching grant in the amount of \$100,000 from the Delaware Strategic Fund under the Brownfields Assistance program. The Applicant proposes to use the proceeds for the redevelopment of approximately 2.3 acres located at 600, 610 & 620 Bradford Street; 1410 C Street and 1400 B Street in Wilmington, Delaware.

Mr. Stone introduced Pastor Curry to the Council. He stated there is huge remediation under way at this former landfill site. Ms. Inamdar who did the financial analysis, stated that she found this was an ongoing entity, there was positive cash flow, was a nonprofit organization and the management is sound.

Pastor Curry stated the need is definitely there. He stated they are making a good contribution to the community. He stated it has just been approved by the Board that they will now have day care and senior care.

Mr. Sears asked about growth plans. Pastor Curry stated there are currently 600 members in the congregation. He expects that to rise to 1100 – 1200 within the next five years. He stated there were 90 members three years ago.

Mr. Lynch asked about concern over contaminated land. Pastor Curry stated he is comfortable with DNREC's remediation plan. They are going to dig up some of the dirt and get rid of some of it. Pastor Curry stated that once all the work is done, it will meet all required standards. Mr. Sears asked if the property had been sold yet and Pastor Curry stated it was under a contract.

Mr. Lubin asked if there were any public comments; there were none.

After duly considering, inter alia, the nature of the business, that Ezion Fair Baptist Church is a "certified Brownfield" within the meaning of 29 Del. C. §5028, the Council made the following findings: (i) the Project will contribute to the creation or retention of gainful employment of the citizens of the State, (ii) the Project will serve a public purpose by contributing to the prosperity, health or general welfare of the State; (iii) the Project will require a capital investment of at least \$10,000, which funds, including the grant proceeds, will be available or expended on the date on which The Delaware Economic Development Authority disburses the requested grant funds; (iv) the Grant will effectuate the purposes of Chapter 50, Subchapter IV of Title 29 of the Delaware Code, and (v) the Applicant is a financially responsible person to the extent required by statute and has not been convicted of a major labor law violation or other illegal conduct involving moral turpitude by any agency or court of the federal government or agency or court of any state in the two-year period immediately prior to the approval of the Applicant's application for assistance. Mr. Sears made a motion that the Council recommend to Mrs. Judy Ann Cherry, Chairperson, The Delaware Economic Development Authority, approval of a grant in an amount not to exceed One Hundred Thousand Dollars (\$100,000) to be disbursed from the Delaware Strategic Fund, for the Project, contingent upon the Applicant submitting a detailed list of expenditures prior to the release of the funds and upon the approval remaining in effect through and including November 23, 2009. Senator Cook seconded the motion, which was then unanimously approved.

The meeting adjourned at 9:45 a.m.

Respectfully submitted,

Lee Porter, Secretary

LKP

cc: Members of the Council on Development Finance
Director Judy Ann Cherry
Elio Battista, Jr., Esquire

The next CDF meeting is scheduled for ***Monday, January 26, 2009*** at 9:00 A.M. at Buena Vista in New Castle.